



# **FY 2008 Report on DOE's Disposition of Excess Real Property**

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## **Status of Banked Square Feet for Future One-for-One Offsets**



**Office of Engineering and Construction Management  
March 2009**

## **REPORT ON THE ELIMINATION OF EXCESS FACILITIES**

### **Background**

The Conference Report (Rpt. 107-258) accompanying the FY 2002 Energy and Water Development Appropriations Act directed the Department to develop an excess facility elimination report to be submitted as part of the Congressional budget.

As part of the FY 2007 report the Department requested relief from this report because the Department had fulfilled the intent of Conference Report (Rpt. 107-258) by establishing a program to offset new construction with disposition on a one-for-one square footage basis and disposed of 7 million more square feet than it has constructed since FY 2003.

In addition, The Secretarial waiver process (transferring square footage from one site to another) was streamlined. Beginning in FY 2008 the waiver process will be administered by the Office of Engineering and Construction Management and managed at the Program Office level.

The elimination of excess facility capacity is an ongoing effort at all Department of Energy (DOE) programs. Eliminating excess facilities frees up future budget resources for maintaining and recapitalizing DOE's remaining facilities. This report expands the Department's excess area elimination outcomes through FY 2008. Previous reports were submitted for FY 2001 through FY 2007.

To implement the program to offset new construction with disposition on a one-for-one square footage basis, the Chief Financial Officer released a policy letter on August 9, 2002. Under this policy letter, any construction projects that begin construction in FY 2003 and later must meet the requirement to eliminate an equivalent area of excess buildings and facilities. Further, the policy establishes that the elimination of area to offset new construction must occur by the year of beneficial occupancy of the new facilities. It establishes a banking program whereby sites, can bank excess square footage eliminated be used for future offset for construction that is subject to the offset requirement. Projects that began construction before FY 2003 are not required to meet the offset requirement. In FY 2007 the Department began using the Facilities Information Management System (FIMS) to generate the bank of depositions based or disposed of real property assets that were measured in square foot and properly archived.

### **Department of Energy Excess Real Property Elimination Report**

The purpose of this annual report is to show the Department's status in offsetting new construction with disposal of excess real property on a one-for-one square footage basis. This offset requirement was directed by Conference Report (Rpt. 107-258) accompanying the FY 2002 Energy and Water Development Appropriations Act.

Since FY 2002 the Department as offset new construction with elimination of excess property on a one-for-one- square footage basis. If more real property is disposed of in a given year then is needed to offset new construction the excess square footage is placed in a space bank to meet future offsetting requirements.

## Overall Results

### Area eliminated

Chart 1 (see below) identifies by site, the gross area eliminated through sales, transfers, demolition, and other means of disposition during FY 2008. It also identifies waivers/transfers approved (see Banking and Waivers discussion below) and the area that was banked in FY 2008.

In FY 2008 the Department eliminated and banked 1,388,384 square feet of excess facilities through transfer, demolition, sale and other disposition methods.

| Chart 1- FY 2008 - Area Banked for Future Offsets   |                        |                       |                 |  |                  |         |                                     |                   |
|---|------------------------|-----------------------|-----------------|--|------------------|---------|-------------------------------------|-------------------|
| Site  | Transferred<br>FY 2008 | Demolished FY<br>2008 | Sold<br>FY 2008 | Public<br>Benefit<br>Conveyance<br>FY 2008 | Other FY<br>2008 | Waiver  | Total Area<br>Eliminated FY<br>2008 | Banked<br>FY 2008 |
| Ames Laboratory (SC)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Argonne National Laboratory East - (SC)   | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Big Hill Facility   | 0                      | 64                    | 0               | 0  |                  | 0       | 64                                  | 64                |
| Brookhaven National Laboratory (SC, EM)   | 0                      | 40,480                | 0               | 0  |                  | 0       | 40,480                              | 40,480            |
| Cal Tech - Pasadena (SC)  | 0                      | 0                     | 0               | 0  | 55,396           | 0       | 55,396                              | 55,396            |
| Civilian Radioactive Waste Management (RW)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| East Tennessee Technology Park (EM)   | 0                      | 47,802                |                 | 33,944                                     |                  | 0       | 81,746                              | 81,746            |
| Energy Technology Engineering Center (EM)   | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Fermi National Accelerator Laboratory (SC)  | 0                      | 2,112                 | 0               | 0  |                  | 0       | 2,112                               | 2,112             |
| Grand Junction CO Disposal/Processing Site (EM, LM)   | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Idaho National Laboratory (EM, NE)  | 0                      | 324,785               | 0               | 0  |                  | 0       | 324,785                             | 324,785           |
| Kansas City Plant (NNSA)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Lawrence Berkeley National Laboratory (SC)  | 0                      | 517                   | 0               | 0  |                  | 0       | 517                                 | 517               |
| Lawrence Livermore National Laboratory and Site 300 (NNSA, EM, SC)  | 0                      | 58,128                | 0               | 0  |                  | 0       | 58,128                              | 58,128            |
| Los Alamos National Laboratory (NNSA)   | 0                      | 47,753                | 0               | 31,417                                     |                  | 0       | 79,170                              | 79,170            |
| Mass. Institute Of Tech. Accelerator Center (SC)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Monticello, UT - Disposal and Processing Sites (LM)   | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Morgantown Office - National Energy Technology Lab (FE) <sup>1</sup>  | 0                      | 0                     | 0               | 0  |                  | 40,000  | 0                                   | 40,000            |
| National Renewable Energy Laboratory (EERE) <sup>2</sup>  | 0                      | 0                     | 0               | 0  |                  | 11,300  | 0                                   | 11,300            |
| National Wind Technology Center (EERE)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Nevada Test Site (NNSA)   | 0                      | 5,300                 | 0               | 0  |                  | 0       | 5,300                               | 5,300             |
| Notre Dame Radiation Laboratory (SC)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Oak Ridge Reservation (ORNL, BNFL, Wackenhut, and ORISE) (SC, EM)   | 0                      | 15,650                | 0               | 0  |                  | 0       | 15,650                              | 15,650            |
| Pacific Northwest National Laboratory (SC)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Paducah Gaseous Diffusion Plant (EM)  | 0                      | 8,100                 | 0               | 0  |                  | 0       | 8,100                               | 8,100             |
| Pantex Plant (NNSA)   | 0                      | 32,176                | 79              | 0  |                  |         | 32,255                              | 32,255            |
| Pittsburgh - National Energy Technology Lab (FE)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Portsmouth Gaseous Diffusion Plant (EM)   | 0                      | 198,430               | 0               | 0  |                  | 0       | 198,430                             | 198,430           |
| Princeton Plasma Physics Laboratory (SC)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Richland Operations/Hanford (EM) <sup>2</sup>   | 0                      | 164,073               | 0               | 0  |                  | 0       | 164,073                             | 164,073           |
| Sandia National Laboratories - New Mexico (NNSA, EERE)  | 0                      | 149,299               | 0               | 0  |                  | 0       | 149,299                             | 149,299           |
| Santa Barbara (SC)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Savannah River Site (EM, NNSA) <sup>3</sup>   | 0                      | 64                    | 0               | 0  |                  | -51,300 | 64                                  | (51,236)          |
| Stanford Linear Accelerator Center (SC)   | 0                      | 2,148                 | 0               | 0  |                  | 0       | 2,148                               | 2,148             |
| Strategic Petroleum Reserve Office, New Orleans (FE)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Thomas Jefferson National Accelerator Facility (SC)   | 0                      | 68                    | 0               | 0  |                  | 0       | 68                                  | 68                |
| Univ of CA Davis NRG REL Health (EM)  | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Waste Isolation Pilot Plant   | 0                      | 0                     | 0               | 0  |                  | 0       | 0                                   | 0                 |
| Weeks Island Facility   | 0                      | 0                     | 36,570          | 0  |                  | 0       | 36,570                              | 36,570            |
| Y-12 Plant (NNSA, EM, SC)   | 0                      | 134,029               | 0               | 0  |                  | 0       | 134,029                             | 134,029           |
| Totals  | 0                      | 1,230,978             | 36,649          | 65,361                                     | 55,396           | 0       | 1,388,384                           | 1,388,384         |
| <sup>1</sup> 40,000 SF waived from Savannah River Site (EM) to National Energy Technology Laboratory, Morgantown, WV ( FE)  |                        |                       |                 |  |                  |         |                                     |                   |
| <sup>2</sup> 11,300 SF waived from Savannah River Site (EM) to National Renewable Energy Laboratory (EERE); 220,000SF waived from ETTP (EM) to NREL (EERE) in FY 2009 |                        |                       |                 |  |                  |         |                                     |                   |
| <sup>3</sup> 51,300 waived from Savannah River Site. See footnotes 1 and 2.   |                        |                       |                 |  |                  |         |                                     |                   |

## Banked Area Remaining After Offset

Chart 2 (see below) shows the total area banked at the site level through FY 2008. It also indicates the total area added through new construction in FY 2003 through FY 2008 and calculates the balance of the total banked area remaining after offsetting new construction. In FY 2008, the Department added 220,818 square feet of new construction subject to the offset. To date, newly constructed square footage, subject to offset, totals 2,145,302 square feet. At the end of fiscal year 2008 the Department had a total of 8,685,430 square feet of banked area remaining that is available for future new construction offsets.

**Chart 2 - Eliminated Area Banked to Offset New Facility Construction**

| SITE NAME  | Gross Banked Area FY 2002 to 2007 FIMS | Gross Banked Area FY 2008 | Waivers/ Transfers | Total Area Banked to Date | Square Feet Added Subject to Offset 2003 to 2007 * | Square Feet Added Subject to Offset In 2008 * | Total Offset     | Net Banked Area  |
|--|--|---------------------------|--------------------|---------------------------|--|---|------------------|------------------|
| Argonne National Laboratory East - (SC)  | 104,776                                | 0                         | (93,056)           | 11,720                    | 0  | 18,914  | 18,914           | -7,194           |
| Brookhaven National Laboratory (SC, EM) <sup>5</sup>                                 | 210,721                                | 40,480                    | 458,223            | 709,424                   | 192,662  | 9,473   | 202,135          | 507,289          |
| Cal Tech - Pasadena (SC)   | 0                                      | 55,396                    | (55,396)           | 0                         | 0  | 0   | 0                | 0                |
| Civilian Radioactive Waste Management (RW)   | 960                                    | 0                         | 0                  | 960                       | 933  | 0   | 933              | 27               |
| Crescent Junction Site (EM)  | 0                                      | 0                         | 0                  | 0                         | 0  | 6,080   | 6,080            | -6,080           |
| East Tennessee Technology Park (EM)  | 1,953,336                              | 81,746                    | (586,433)          | 1,448,649                 | 132,047  | 700   | 132,747          | 1,315,902        |
| Energy Technology Engineering Center (EM)  | 96,315                                 | 0                         | 0                  | 96,315                    | 0  | 0   | 0                | 96,315           |
| Fermi National Accelerator Laboratory (SC)   | 13,959                                 | 2,112                     | 0                  | 16,071                    | 7,675  | 0   | 7,675            | 8,396            |
| Grand Junction CO Disposal/Processing Site (EM, LM)                                  | 198,138                                | 0                         | 0                  | 198,138                   | 0  | 0   | 0                | 198,138          |
| Idaho National Laboratory (EM, NE)   | 505,126                                | 324,785                   | 0                  | 829,911                   | 7,041  | 9,560   | 16,601           | 813,310          |
| Kansas City Plant (NNSA)   | 577                                    | 0                         | 0                  | 577                       | 0  | 0   | 0                | 577              |
| Lawrence Berkeley National Laboratory (SC)   | 86,612                                 | 517                       | 79,891             | 167,020                   | 97,154   | 5,006   | 102,160          | 64,860           |
| Lawrence Livermore National Laboratory and Site 300 (NNSA, EM, SC) <sup>8</sup>      | 422,409                                | 58,128                    | 0                  | 480,537                   | 110,529  | 0   | 110,529          | 370,008          |
| Los Alamos National Laboratory (NNSA) <sup>2</sup>                                   | 547,048                                | 79,170                    | 0                  | 626,218                   | 401,112  | 25,173  | 426,285          | 199,933          |
| Mass. Institute Of Tech. Accelerator Center (SC)                                     | 156,790                                | 0                         | (156,790)          | 0                         | 0  | 0   | 0                | 0                |
| Moab Site  | 0                                      | 0                         | 0                  | 0                         | 0  | 7,520   | 7,520            | -7,520           |
| Monticello, UT - Disposal and Processing Sites (LM)                                  | 1,800                                  | 0                         | 0                  | 1,800                     | 0  | 0   | 0                | 1,800            |
| Morgantown Office - National Energy Technology Lab (FE)                              | 19,271                                 | 0                         | 40,000             | 59,271                    | 0  | 0   | 0                | 59,271           |
| National Renewable Energy Laboratory (EERE)  | 0                                      | 0                         | 302,800            | 302,800                   | 71,347   | 11,300  | 82,647           | 220,153          |
| National Wind Technology Center (EERE)   | 0                                      | 0                         | 0                  | 0                         | 0  | 0   | 0                | 0                |
| Nevada Test Site/Los Vegas (NNSA, EM)  | 598,982                                | 5,300                     | (200,000)          | 404,282                   | 56,431   | 0   | 56,431           | 347,851          |
| Oak Ridge Reservation (ORNL, X-10, BNFL, Wackenhut, and ORISE) (SC, EM) <sup>3</sup> | 371,351                                | 15,650                    | (59,800)           | 327,201                   | 110,580  | 24,664  | 135,244          | 191,957          |
| Office of Secure Transportation (NNSA)   | 0                                      | 0                         | 0                  | 0                         | 0  | 720   | 720              | -720             |
| Pacific Northwest National Laboratory (EM, SC)                                       | 5,045                                  | 0                         | 679,000            | 684,045                   | 4,110  | 0   | 4,110            | 679,935          |
| Paducah Gaseous Diffusion Plant (EM)   | 7,446                                  | 8,100                     | 0                  | 15,546                    | 0  | 0   | 0                | 15,546           |
| Pantex Plant (NNSA, EM) <sup>7</sup>   | 201,752                                | 32,255                    | 0                  | 234,007                   | 112,770  | 53,909  | 166,679          | 67,328           |
| Pittsburgh - National Energy Technology Lab (FE)                                     | 6,222                                  | 0                         | 50,000             | 56,222                    | 0  | 0   | 0                | 56,222           |
| Portsmouth Gaseous Diffusion Plant (EM)  | 148,925                                | 198,430                   | 0                  | 347,355                   | 51,441   | 0   | 51,441           | 295,914          |
| Princeton Plasma Physics Laboratory (SC)   | 2,170                                  | 0                         | 0                  | 2,170                     | 0  | 0   | 0                | 2,170            |
| Richland Operations/Hanford and ORP (EM)   | 807,710                                | 164,073                   | (750,500)          | 221,283                   | 1,020  | 0   | 1,020            | 220,263          |
| Sandia National Laboratories - CA, HI, NV, NM & Kirtland (NNSA, EERE) <sup>4</sup>   | 420,626                                | 149,299                   | 200,000            | 769,925                   | 435,238  | 1,286   | 436,524          | 333,401          |
| Savannah River Site (EM, NNSA)   | 1,496,479                              | 64                        | (101,300)          | 1,395,243                 | 0  | 0   | 0                | 1,395,243        |
| Stanford Linear Accelerator Center (SC)  | 29,838                                 | 2,148                     | 148,452            | 180,438                   | 6,115  | 0   | 6,115            | 174,323          |
| Strategic Petroleum Reserve Office, New Orleans (FE) <sup>1</sup>                    | 2,193                                  | 36,634                    | 0                  | 38,827                    | 30,862   | 43,120  | 73,982           | -35,155          |
| Thomas Jefferson National Accelerator Facility (SC)                                  | 33,254                                 | 68                        | 124,800            | 158,122                   | 8,262  | 3,393   | 11,655           | 146,467          |
| Univ of CA Davis NRG REL Health (EM)   | 79,891                                 | 0                         | (79,891)           | 0                         | 0  | 0   | 0                | 0                |
| Waste Isolation Pilot Plant  | 2,820                                  | 0                         | 0                  | 2,820                     | 6,920  | 0   | 6,920            | -4,100           |
| Y-12 Plant (NNSA, EM, SC) <sup>6</sup>   | 909,806                                | 134,029                   | 0                  | 1,043,835                 | 80,235   | 0   | 80,235           | 963,600          |
| <b>Total</b>   | <b>9,442,348</b>                       | <b>1,388,384</b>          | <b>0</b>           | <b>10,830,732</b>         | <b>1,924,484</b>                                   | <b>220,818</b>                                | <b>2,145,302</b> | <b>8,685,430</b> |

\* Note: Includes square feet actually added. Does not include square feet under construction.

### Footnotes

- 476 SF of FY 2007 dispositions reported after 2007 report submitted. Big Hill Facility, ID BH 832, 476 SF.
- 7511 SF dispositions reported after 2007 report submitted. FY 2005 ID 73-0019, 5,239 SF and ID 73-0020, 1,600 SF; FY 2007 ID 15-0145, 672 SF; FY 2003 to FY 2007 Square feet added adjustment -34,935 SF
- 660 SF dispositions reported after 2007 report submitted. FY 2006 ID 155998, 660 SF. 3,160 SF of added SF not included on FY 07 report.
- 304 SF dispositions over reported in FY 2007 removed on FY 2008 report. ID 8331, EERE, SNL, NM 240 SF; ID ERFO-2, NNSA, SNL, NM 64 SF; FY 2003 to FY 2007 Square feet added adjustment 57,110 SF
- 30,347 SF under reported in added SF FY03-07. ID 0817, 8,099 SF; ID 0974, 22,294 SF; -46 SF adjustment
- FY 2003 to FY 2007 Square feet added adjustment -627 SF
- FY 2003 to FY 2007 Square feet added adjustment 1027 SF
- FY 2003 to FY 2007 Square feet added adjustment 2,526 SF

### **Banking and Waivers**

Sites have been permitted under the Department's August 9, 2002, implementing policy to set aside eliminated excess area in advance of new construction through a banking process overseen by the Office of Management's Office of Engineering and Construction Management (OECM). Under the banking procedure, a site, through its HQ program office, may bank eliminated excess area to be used for offsetting new facility construction projects.

If new construction replaces an existing facility (i.e., not new mission) Departmental policy requires that the facility being replaced must be eliminated and used to satisfy the offset requirement.

As provided for in the Conference Committee Report, the Secretary, on a case-by-case basis when it is deemed impracticable due to critical mission requirements, may approve a waiver to allow the offset requirement to be met through the reduction of excess facilities at another site. Starting in FY 2008 the waiver process will be administered by the Office of Engineering and Construction Management and managed at the Program Office level.

At this time there have been 12 waivers and one transfer approved. The square footage from waivers is included in the banked area listed in Chart 2. They are as follows:

| <b>Banking Waivers</b>   |   |  |            |
|--------------------------|---|--|------------|
| <b>FY</b>                | <b>Waived From</b>  | <b>Waived To</b>   | <b>GSF</b> |
| 2003                     | East Tennessee Technology Park - EM                                   | Thomas Jefferson National Accelerator Facility - SC                        | 65,000     |
| 2003                     | Laboratory for Energy Related Health Research, Davis, California - EM | Lawrence Berkeley National Laboratory - SC                                 | 79,891     |
| 2004                     | Argonne National Laboratory - SC                                      | Stanford Linear Accelerator Center - SC                                    | 93,056     |
| 2005                     | Nevada Test Site - NNSA   | Sandia National Laboratory - NNSA  | 200,000    |
| 2006                     | Oak Ridge Institute for Science and Education - SC                    | Thomas Jefferson National Accelerator Facility - SC                        | 59,800     |
| 2006                     | Richland Operations Office - EM                                       | National Renewable Energy Laboratory - EERE                                | 71,500     |
| 2006                     | Savannah River Site - EM  | National Energy Technology Laboratory, Pittsburgh, PA - FE                 | 50,000     |
| 2007                     | East Tennessee Technology Park - EM                                   | Brookhaven National Laboratory - SC  | 301,433    |
| 2007                     | Massachusetts Institute of Technology Accelerator Center - EM         | Brookhaven National Laboratory - SC  | 156,790    |
| 2008                     | Savannah River Site - EM  | National Energy Technology Laboratory, Morgantown, WV - FE                 | 40,000     |
| 2008                     | California Institute of Technology - SC                               | Stanford Linear Accelerator Center - SC                                    | 55,396     |
| 2009                     | Savannah River Site - EM  | National Renewable Energy Laboratory - EERE                                | 11,300     |
| 2009                     | Eastern Tennessee Technology Park (ETTP)- EM                          | National Renewable Energy Laboratory - EERE                                | 220,000    |
| Total Waivers            |   |  | 1,404,166  |
| <b>Banking Transfers</b> |   |  |            |
| <b>FY</b>                | <b>Transferred From</b>   | <b>Transferred To</b>  | <b>GSF</b> |
| 2006                     | Richland Operations Office (EM)                                       | Pacific Northwest National Lab (PNNL) Pacific Northwest Site Office (PNSO) | 379,000    |

**Reporting Methodology**

The information for this report is derived from the Department's Facilities Information Management System (FIMS). FIMS is the Department's corporate facility information system and is used to annually identify new facilities when completed and excess facilities that are eliminated, and the method of disposition (sale, transfer, demolition, etc.).